



THE CITY OF SAN DIEGO

# STRATEGIC FRAMEWORK ELEMENT

## Draft Alternative Growth Strategies

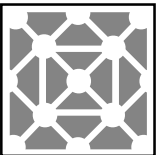
To achieve the projected SANDAG 2020 forecast, the existing policies (current City community plans applied over the 1995-2020 period), would need to increase from approximately 124,000 housing units to 177,500 housing units, representing a 43% increase. The following Draft Alternative Growth Strategies were developed to accomplish this increase of 53,500 housing units beyond current City residential designations.

### Proposed Alternatives for Strategic Framework Citizen Committee Review and Discussion:



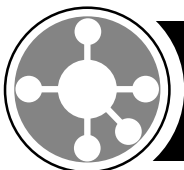
#### SANDAG's "Smart Growth" Alternative

SANDAG's "Smart Growth" Alternative is based upon the Land Use Distribution Element and locates higher residential densities (minimum average net density of 20 units per acre) as well as mixed uses within walking distance (1000 foot radius) of the existing and planned transit stations. It assumes that all future residential development will occur at the top end of the density ranges expressed in existing plans, and it applies the County planning group limitations on residential development in the unincorporated area. The projected residential capacities identified by SANDAG are for 39,625 Single Family units and 137,875 Multiple Family units (totaling 177,500 units). Of the 177,500 housing units, 107,226 would occur on vacant land (average density of 6.5 units per acre), and 70,274 would be redevelopment or infill (average density of 20.4 units per acre). By focusing development in mixed use centers around rail transit stations and in major bus corridors, more trips can be made by transit, walking and bicycling.



#### A City of Villages

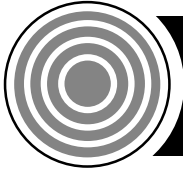
This alternative involves creating village centers in 20-40 key neighborhood centers. These centers would range in size from 10 to 160 acres. Design would be pedestrian-friendly with elements to promote neighborhood gatherings. The land use mix would include neighborhood shopping, services and housing, as well as significant village-serving public spaces. Village centers could also include an employment component. These moderate intensity (18-45 dwelling units/acre), mixed-use village centers would be linked to each other and to the region through high quality rapid transit services designed on a network structure.



#### Strong Core with Subregional Centers

This alternative calls for focusing residential and employment growth in selected urban nodes, including Centre City, the northern portion of University ("the Golden Triangle"), Mission Valley, Sorrento Valley/Mesa, Kearny Mesa, and Otay Mesa. These multi-modal urban nodes will have a relatively high degree of land use balance and self-sufficiency. This would entail increasing densities in existing residential areas, and the addition of a residential component to Sorrento Valley, Kearny Mesa and Otay Mesa employment areas. The density range would be 25-75 dwelling units per acre. This alternative requires an expanded transportation system, including road, pedestrian, bicycle, and transit components. It also reinforces the importance of Centre City as the administrative, financial, cultural and institutional center of the region.

Updated June 28, 2000



## Expanded Downtown Core

This strategy calls for a substantial expansion in downtown's role as the dominant employment, shopping, entertainment, hotel and high density residential center of San Diego. The physical boundaries of downtown would expand and could ultimately include portions of the surrounding communities of Little Italy, Middletown, Golden Hill, Sherman Heights, Barrio Logan, Logan Heights and Lindbergh Field. Within downtown there would be an inner core area in the traditional center city area south and west of I-5 with very high density commercial, office and residential areas designed to be pedestrian and transit oriented. Densities in the inner core would be up to 250 du/acre with a minimum permitted density of 125 du/acre for new development. The peripheral portions of downtown would have varied density maximums ranging from 100 to 200 du/acre with a minimum of 25-50 du/acre. The lower densities would be in existing residential areas with significant historic resources and neighborhood character. The information infrastructure network would be expanded to permit downtown to become a major high tech hub for the San Diego region. Adjusted standards and reduced acreage requirements for schools and parks would be increasing to implement this alternative.

## Proposed Alternatives for Staff Review and Analysis:

### **Existing Trends**

Continuing business as usual following existing development trends and community plans with a core downtown.

### **Limited Residential and Employment Growth**

Limiting residential growth to the national growth average of 1% per year compared to San Diego's current growth rate of 2% per year (through zoning, growth caps, stringent phasing, and deterring employment growth)

### **General Residential Intensification**

This Alternative assumes an equal distribution of density on the remaining net developable residential acreage in each community plan area. Based on the March 2000 SANDAG 2020 Cities/County Forecast Land Use Inputs, an overall density of approximately 11 dwelling units per acre would result by applying the net residential acreage by community plan across the board to vacant residential acreage.

**CONTACT:** For further information contact the City of San Diego Long Range Planning at (619) 236-6479 or visit our web site: [www.ci.san-diego.ca/us/generalplan](http://www.ci.san-diego.ca/us/generalplan)



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### Proposed Additional Alternatives for Strategic Framework Citizen Committee Review and Discussion:

#### Guided Trends/Enhanced Natural Evolution

This alternative seeks to build upon the existing energy of the City. Existing trends, and urban form and planning goals would be preserved to a great degree, yet changes would be made to accommodate projected population growth and remedy identified problems. This alternative would seek to maximize return on existing transit investments by promoting development of activity centers around selected major transit stations. In addition to focusing on transit areas, it would build upon the strengths of San Diego's neighborhoods by enhancing established neighborhood centers and creating new centers (such as the Uptown District and Rio Vista West) where feasible and desired.

- Neighborhood centers/villages would range in size from 10 to 160 acres and could support minimum average densities of 18 dwelling units per acre, depending on each village's location and role within the City as a whole.
- Design would be pedestrian-oriented with elements to promote neighborhood or civic gatherings. The land use mix would include neighborhood shopping, services and housing, as well as significant public spaces.
- Some village centers would be designated as urban nodes with major employment uses, intensive residential development, and a regional commercial component.
- These neighborhood centers and urban nodes would become major or secondary transit centers, linked to each other and to the region through high quality, rapid transit services designed on a network structure.

This alternative would also respect the existing role of Centre City as the administrative, financial, cultural and institutional center of the region. It would encourage the further intensification of Centre City and selected urban nodes as a means to help preserve low/moderate densities in the City's more residentially-oriented neighborhood villages.

#### Slow Growth/Discontinuous Growth

Limiting residential growth to the national growth average of 1% per year compared to San Diego's current growth rate of 2% per year (through zoning, growth caps, stringent phasing, and deterring employment growth). Alternatively, a slower rate of growth may be achieved by encouraging employment and housing growth outside the region (e.g. Riverside and Imperial counties).

June 28, 2000